

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 14, 2006, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of June 30, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

- 1. **[An Ordinance Amending the San Diego County Zoning Ordinance Relating to Cargo Containers as an Accessory Building \(POD 06-002\) \(Nagem\)](#)
(Continued from the hearing of May 19, 2006)**

Proposed Zoning Ordinance amendment to prohibit the use of cargo containers as accessory buildings in zones subject to a Residential Use Regulation and to restrict the use of cargo containers as accessory buildings in zones subject to Agricultural and certain Special Purpose Use Regulations. The amendment includes an amortization schedule to bring existing legal cargo containers into compliance with the proposed regulations within two years of the effective date of the ordinance. The amendment would also prohibit the use of cargo containers in the Julian Historic District, except for temporary construction use.

2. [Request for Plan Amendment Authorization \(PAA\) for Merrill Gardens Rancho San Diego; PAA 06-007, Valle de Oro Community Plan \(Stevenson\)](#)

The application requests a change in land use designation to facilitate the development of an Independent Living/Assisted Living facility. The change would affect two parcels totaling 8.28 acres. The land is located in the (1.1) Current Urban Development Area (CUDA) Regional Land Use Category. The requested change would be from (24) Impact Sensitive (1 dwelling unit per 4, 8, and 20 acres) to (10) Residential (24 dwelling units per acre) and a change in zone from (S94) Transportation and Utility Corridor to (RU24) Urban Residential (24 dwelling units per acre). The application was denied by the Director of Planning and Land Use on April 20, 2006. Under Board of Supervisor's Policy I-63, the applicant may present the request to the Planning Commission. The project is located north of Campo Road, Valle de Oro, and east of Via Mercado within unincorporated San Diego County.

3. [Tiso Vineyards; Rezone - R05-009, North Mountain Subregional Plan \(Hamilton\)](#)

The project proposes a Rezone for two parcels from S92, General Rural to A70, Limited Agriculture. The site totals 40.52 acres and is under active grape cultivation with associated structures and a single-family residence on each parcel. The land adjacent to the east of the project site is zoned A70, as is land adjacent to the north and south. A Rezone from S92 to A70 will result in two changes in permitted uses. Under S92, packing and processing as a wholesale limited winery is not permitted, but it is a permitted use in the A70 Zone. In addition, the S92 permits law enforcement services, whereas the A70 does not. The change in zone will allow for the cultivation of grapes to remain and will also allow for a wholesale limited winery, enabling the production of wine on-site. Currently, all grapes are shipped off-site for processing. The project is located at 35168 and 35288 Highway 79 in Warner Springs, an unincorporated community of San Diego County.

4. [Frame Tentative Parcel Map; TPM 20872, Fallbrook Community Plan \(Hamilton\)](#)

The project proposes a minor subdivision of 2.58 gross acres into two single-family parcels of 1.10 and 1.49 acres (gross), respectively. The property and surrounding area is classified as urban/developed and there is one existing single-family residence on-site. Orvil Way provides access to the site. There are existing water facilities. The project will involve a driveway, pad and installation of a septic system.

The project site is within the 1.3 Estate Development Area (EDA) Regional Category and (2) Residential (1 dwelling unit per gross acre) Land Use Designation of the General Plan. The site is zoned A70 (Limited Agriculture) Use Regulation, and is located at 130 Orvil Way, Fallbrook.

5. **Channel Road Resource Extraction; Specific Plan Amendment (SPA 04-001), Major Use Permit (P04-011), Reclamation Plan (RP 04-002), Lakeside Community Planning Area (Muto)**

The project site is a 22-acre parcel located north of the San Diego River and west of Channel Road, at 10322 Channel Road within the RiverWay Specific Plan (Planning Area XV of the Specific Plan). Currently, the site includes a concrete batch plant, materials washing plant, retail yard for aggregate sales, equipment maintenance, retail sale of associated building materials and one single-family residence. The project proposes the extraction of available sand resources followed by backfilling with suitable quality fill to establish a nearly level pad that will be suitable for the construction of buildings and/or other uses consistent with the underlying land use designation. As the phases are conducted, existing equipment on the site will be moved to an existing batch plant located at Highway 67 and Vigilante Road in Lakeside. Upon completion of all operations at the site, a nearly level pad will be available.

6. **Hoskings Ranch; Tentative Map (TM) 5312; Julian Community Plan Area (Muto)**

This application for a proposed Tentative Map on land subject to a Williamson Act contract, is being brought forward with a recommendation for denial because staff believes the subdivision would result in residential development not incidental to commercial agriculture. Section 66474.4 of the Subdivision Map Act requires denial in these circumstances. The proposed Tentative Map would subdivide four existing lots totaling 1,416.5 acres of land into 33 lots ranging in size from 40 to 62.4 acres each. The site is located south and west of the intersection of State Route 78 and Pine Hills Road, one mile southwest of the Julian Town Center. The site is in the Environmentally Constrained Area of the General Plan with Land Use Designations of (19) Intensive Agriculture and (23) National Forest and State Park. Zoning is A72, General Agriculture, with minimum lots sizes of 8 and 40 acres in the (19) and (23) Land Use Designations, respectively.

7. [Meadow Run; GPA 04-005, R04-015, TM 5383, Lakeside Community Planning Area \(Maxson\)](#)

This project is the third project for the General Plan Amendment batch GPA 06-002, of which the first two projects were heard by the Planning Commission on June 30, 2006. The proposed project consists of a Tentative Map (TM 5383) for a major subdivision for the creation of 67 lots within 16.26 acres. The project site consists of two parcels. The northern two-acre parcel is an existing single-family residence and the remaining southern 14.26 acres is the site of an existing Group Care Facility. The southern portion of the project site includes a General Plan Amendment (GPA 04-005) that would change the existing Land Use Designation from Residential (5) to Residential (6) and a Rezone (04-015) from RS4 to RS7. These changes would increase the density from 4.3 dwelling units per acre to 7.3 dwelling units per acre under the Land Use Designation. The minimum lot size would change from 10,000 square-foot lots to 6,000 square-foot lots. The subdivision of the property consists of 7 lots with a 10,000 square-foot minimum and 60 lots with a 6,000 square-foot minimum lot size. The project site consists of two parcels (APNs 379-022-24 and 379-022-23) east of Los Ranchitos Road and north of Mast Boulevard.

Administrative Items

- E. **Report on actions of Planning Commission's Subcommittees.**
- F. **Designation of member to represent Commission at Board of Supervisors.**
- G. **Discussion of correspondence received by Planning Commission.**

Department Report

H. Scheduled Meetings.

July 28, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 11, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 25, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
September 8, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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September 22, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 6, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
October 20, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 3, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
November 17, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
December 1, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans, Plan
Amendment Authorizations-----

Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment
Hearings-----

No appeal necessary since staff will
automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits-----

No appeal possible to Board of
Supervisors; Planning Commission action
is final.